

UNAPPROVED

Inland Wetlands & Watercourses Commission - Public Meeting, April 20, 2016

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday, April 20, 2016 at 7:30 P.M. in the Town Council Chambers, Wethersfield Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Louis Sanzaro, Chairman
Brent Owen
David Herold
James Kulpa
Brian DiCoccio
Lawrence Buck

Also Present: Don Moisa IWWC Agent

5 Persons in the audience

Chairman Sanzaro opened the meeting at 7:30 pm

GENERAL COMMENTS Public comments of a general nature may be addressed at this time.

None

PUBLIC MEETING

Application No. 670-16 Executive Square LTD, 100 Executive Square, Parcel # 236-012

Application for construction of a handicap ramp within a regulated area.

7:31 PM Commissioner Kulpa recused himself and left the room.

Paul Vitaliano PE from VHB represented the applicant.

Mr. Vitaliano explained that they would like to construct a handicap ramp as a second access to the back of the building.

Many of the residents are elderly or disabled.

The applicant originally wanted to construct a concrete ramp which would involve a fill of 28 Cu. Yds. in the 100 Yr. Flood Zone.

In this application they are proposing to use an aluminum ramp which would only count as 1.5 Cu. Yds. of fill in the flood Zone.

Commissioners questioned what would be under the ramp.

Mr. Vitaliano explained that 2 parking stalls will be impacted and would have to be relocated to the south side of the building.

Motion by Commissioner Herold to Approve as Summary Ruling seconded by Commissioner Sanzaro.

All voted in favor, motion passed.

7:38 PM Commissioner Kulpa returned to the meeting.

Application No. 671-16 E/S Vetmed, LLC, 434 Silas Deane Highway, land of D&L Properties , Parcel # 208-045

Application for Erosion and Sedimentation control plan certification.

Christopher Juliano PE,LS of Juliano Associates represented the applicant.

In response to a review memo from Chris Zibbidio to Don Moisa dated April 15, 2016 Mr. Juliano presented revised plans showing the culvert, adjoining wetlands and 100 yr Flood Zone.

Mr. Juliano gave a general overview of the existing site.
They plan to remove the two existing buildings and construct a new veterinary hospital.

A majority of the site is broken pavement and gravel.

Once the site is developed there will actually be a decrease in the runoff from the current condition.

They have focused on the water quality aspect by proposing 3 rain gardens and a stone infiltration trench along the driveway that will protect any runoff coming off the site before it reaches the wetlands.

They do not have a lot of cuts or fills and are keeping the site balanced.

Commissioners asked that the silt fence & stockpile areas be more clearly indicated on the site plan.

Commissioners also questioned the lower floor elevations in relation to the first floor elevation and the 8' ceiling height.

Tom Parson's of TWC Terwissha Construction Inc. indicated that the 8' ceiling height would be minimum and a 10' height would be more -----.

Commissioners discussed concerns with any site plan changes to accommodate changing floor levels and ceiling heights, and their impact on grades toward the Silas Deane Highway and Flood Zone elevations.

Commissioners also questioned the location of the tracking pad & driveway on the south side of the property being shown across private property abutting on the south side of the project.

Mr. Juliano stated there is an access easement between the properties and that he matched his site plan design to the approved site plan prepared by Close Jensen & Miller on the adjoining property to the south.

Both properties have the right to pass & re-pass on each other's property.

Mr. Juliano explained that there was room to adjust the proposed building floor elevations by 1'-2' by exposing more foundation and still be above the 100 Yr. Flood Zone and not direct any runoff toward the Silas Deane Highway.

Mr. Juliano also indicated that he would be able to accommodate handicap access if any change in floor elevation was required.

Motion by Commissioner Buck to Certify the Erosion/Sedimentation plan as submitted, seconded by Commissioner Kulpa with the following conditions:

1. Site grading plan be revised to accommodate a floor to floor height of not less than 9'.
2. The symbology of the silt fence and erosion control to be clarified on the site plan.
3. That there be an affirmative agreement with the adjoining property owner to the south that this plan is acceptable.
4. Incorporate the staff comments from the memo from Chris Zibbideo to Don Moisa dated April 15, 2016 into the plans.

All voted in favor, motion passed.

GENERAL BUSINESS

1. Approval of Minutes- March 16, 2016
(LS,BO,DH,JK,BD,LB)

Motion by Commissioner Herold seconded by Commissioner Buck to approve the minutes.

All Commissioners present at the meeting voted in favor. Motion passed.

2. Correspondence (No Action Required)

- a. "The Meadow View" newsletter

3. Discussion on combining the Conservation Commission and Inland Wetlands Commission

Commissioners discussed the pros and cons of combined Commissions and their experiences.

Chairman Sanzaro asked Don Moisa if it would be possible to get feedback from other Towns with combined Commissions.

Don Moisa would reach out to surrounding towns to get information on their experiences.

ADJOURNMENT

Chairman Sanzaro Adjourned the meeting at 8:25 pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

Don Moisa, Wetlands Agent

Date